

WORK SESSION AGENDA
SOUTHOLD TOWN PLANNING BOARD
Monday, March 7, 2016 - 2:30 p.m.
Southold Town Annex Board Room
2ND Floor, Capital One Bank Building

2:00 p.m. Executive Session – Matters of Litigation

2:30 p.m. Applications

Project Name:	A & S Southold Oil Corp. Gas Station Canopy	SCTM#:	1000-70-7-4
Location:	49670 NYS Route 25, Southold		
Description:	This amended Site Plan is for the construction of a 1,568 sq. ft. canopy pursuant to ZBA File #6757 to cover the existing fuel pumps on 0.3 acres in the General Business (B) Zoning District.		
Status:	Pending		
Action:	Review revised Site Plans.		
Attachments:	Staff Report		

Project Name:	The Heritage at Cutchogue 2015	SCTM#:	1000-102-1-33.3
Location:	75 Schoolhouse Road, on the n/w corner of Griffing Street and School House Lane, approximately 1,079 feet n/o the Main Road, in Cutchogue.		
Description:	This proposed Residential Site Plan is for development of 124 detached and attached dwelling, with a 6,188 sq. ft. community center, an outdoor swimming pool, one tennis court, and various other associated site improvements, on a vacant 46.17-acre parcel in the Hamlet Density (HD) Zoning District.		
Status:	Pending		
Action:	Review of next steps & staff comments on the DEIS.		
Attachments:	None		

Project name:	Aries Estates/Tully	SCTM#:	1000-22-3-2
Location:	at the westerly terminus of a private right-of-way which extends north from Kayleigh's Court in East Marion		
Description:	This proposal is for a Standard Subdivision of an 11.4-acre parcel into two lots where Lot 1 equals 5.7 acres, including 3.3 acres of open space, and Lot 2 equals 5.7 acres, including 3.2 acres of open space, in the R-80 Zoning District.		
Status:	Conditional Final Approval		
Action:	Discuss bond reduction.		
Attachments:	Staff Report		

Project Name:	Joint Industry Board & McBride Lot Line Modification	SCTM#:	1000-83-2-16 & 17.1
Location:	10475 Oregon Road, Cutchogue		
Description:	This proposed Lot Line Change will reconfigure the lot lines of two parcels, SCTM#1000-83-2-17.1(28.7 ac) and SCTM#1000-83-2-16 (30.8 ac), with no change to the current lot sizes. Currently both parcels front on and run perpendicular to Oregon Road. The proposed Lot Line Change would result in the majority of the road frontage shifting to Lot 16. Lot 17.1 would be located behind (to the northwest) of Lot 16. This proposal is located in the AC and RR Zoning Districts.		
Status:	New Application		
Action:	Review for completeness.		
Attachments:	Staff Report		

Project name:	Harold R. Reeve & Sons, Inc.	SCTM#:	1000-140-1-6
Location:	1605 Wickham Avenue, Mattituck		
Description:	This proposal is for a Standard Subdivision of a 5.1 acre split-zoned parcel into 4 lots located in both the R-40 and B Zoning Districts. A portion of this property is also being considered for a Change of Zone by the Town Board, where the zoning on proposed Lot 4 is proposed to change from the R-40 and B Zoning Districts to the LB Zoning District.		
Status:	Conditional Sketch Approval		
Action:	Discuss Request for Proposals for SEQR Consultant.		
Attachments:	Draft Request for Proposals		

Project name:	Cutchogue Business Center Subdivision	SCTM#:	1000-83-3-4.6
Location:	12820 Oregon Road, Cutchogue		
Description:	This proposal is a Standard Subdivision of a 6.10 acre parcel into five lots where Lot 1 equals 1.29 acres, Lot 2 equals 0.92 acres, Lot 3 equals 1.47 acres, Lot 4 equals 0.92 acres, and Lot 5 equals 1.06 acres, located in the LI Zoning District.		
Status:	Conditional Preliminary Approval		
Action:	Review for Final Approval.		
Attachments:	Staff Report		

Project name:	The Vines Subdivision	SCTM#:	1000-73-1-1 & 73-2-4
Location:	15105 Oregon Road, on the corner of Oregon Road & Bridge Lane, Cutchogue		
Description:	This 80/60 proposed Conservation Subdivision will subdivide two R-80 and A-C split-zoned parcels (SCTM#1000-73-2-4 and SCTM#1000-73-1-1) into 7 lots where the total acreage of the parcels equals 36.8 acres (80% of which will be preserved as open space).		
Status:	Conditional Sketch Approval		
Action:	Review restrictions in Agricultural Reserve.		
Attachments:	Staff Report		

Project name:	Oregon Landing II Subdivision	SCTM#:	1000-95-1-5
Location:	on the n/s/o Oregon Road, approximately 135' w/o Alvah's Lane, in Cutchogue		
Description:	Conservation Subdivision of a 32.73-acre parcel into 5 lots (23.75 ac. preserved farmland)		
Status:	Final Approval		
Action:	Discuss amending easement.		
Attachments:	None		

Project Name:	Biggane & Yenicay Lot Line Modification	SCTM#:	1000-83-1-33 & 34, 95-1-11.2
Location:	8865, 8869 and 8871 Oregon Road, on the north side of Oregon Road, approximately 525' west of Duck Pond Road, in Cutchogue.		
Description:	This proposed Lot Line Change will transfer 1.2 acres from SCTM#1000-95-1-11.2 to SCTM#1000-83-1-33 & 34. Lot 11.2 will decrease from 19.7 acres to 18.5 acres. Lot 33 will increase from 1.9 acres to 2.5 acres, and Lot 34 will increase from 2.1 acres to 2.6 acres located in the R-80 & A-C Zoning Districts. This project includes the proposed Sale of Development Rights to the Town of Southold upon 18.59 acres located on SCTM#1000-95-1-11.2.		
Status:	Pending		
Action:	Review for SEQR & Final Approval with conditions.		
Attachments:	Staff Report		

Discussion:

- ❖ ZBA request for comments re: North Fork United Methodist Church, SCTM#1000-63-1-15, 43960 CR 48, Southold
- ❖ ZBA request for comments re: Alfred J. Terp Jr., SCTM#s1000-102-5-3 & 4 & 102-5-9.6, 28145, 28195 & 28205 Route 25, Cutchogue
- ❖ Draft Planning Department Monthly Report for February 2016